

## **City of Takoma Park**

### **Noise Suppression Plan / Noise Waiver Determination**

**Construction Project:** Demolition Related to Montgomery College Takoma Park/Silver Spring Campus Project – Catherine and Isiah Leggett Math and Science Building; the demolition is specific to Science South Building, Falcon Hall Athletic Facility, Tennis Courts and Parking Lot E1.

**Applicant:** Paul Grossman, Barton Malow Company

**Determination:** Approval with Conditions

**Date of Determination:** January 21, 2021

In accordance with Takoma Park City Code Chapter 14.12 Noise Control, an application for approval of a noise suppression plan related to the demolition of structures on the Takoma Park/Silver Spring Campus of Montgomery College was received on December 7, 2020. The application was concurrently reviewed by the City of Takoma Park and Montgomery College. The notice and public comment process established by Montgomery County was used to facilitate the receipt of comments and the review of those comments by both the City of Takoma Park and Montgomery County.

Besides considering the material submitted by the applicant and comments from the public, on January 6, 2021, City and County staff met on site with representatives of the applicant, the demolition contractors, and Montgomery College. The site visit allowed for greater questioning of options and processes regarding the planned demolition activities.

#### Determination

The Montgomery County Department of Environmental Protection, in approving the noise suppression plan application, is imposing significant conditions, as specified in the letter issued January 20, 2021. I concur with these conditions, and make them part of the conditions of the City of Takoma Park's approval.

These conditions may change over the course of the project and the City is not bound to the conditions set by Montgomery County if a divergence is felt to be warranted. However, for clarity for both the applicant and the surrounding residents, we are working to provide consistent direction and information.

While referenced in both the applicant's plan and the County's conditions, the efforts related to communications are particularly important to the City of Takoma Park. To the

greatest extent possible, there shall be clear regular and advance communication regarding expected noise and the type and duration of that noise, and there shall be easy ways for residents and City officials to report noise problems in real time.

This determination is based on the materials submitted by the applicant; a total of 16 public comments submitted to the Montgomery County online comment portal; and the site visit of January 6, 2021. Substantive comments submitted directly to the City of Takoma Park were also submitted to Montgomery County.



Suzanne R. Ludlow  
City Manager

Attachment: Montgomery County January 20, 2021 Letter of Approval with Conditions



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Marc Elrich  
*County Executive*

Adam Ortiz  
*Director*

January 20, 2021

Mr. Paul Grossman  
Barton Malow Company  
300 W. Pratt St., Suite 300  
Baltimore, MD 21201

Re: Noise Suppression Plan for Demolition Related to Montgomery College Takoma Park/Silver Spring Campus Project – Catherine and Isiah Leggett Math and Science Building

Dear Mr. Grossman:

This letter is to acknowledge receipt of the revised Noise Suppression Plan (NSP) submitted to the Montgomery County Department of Environmental Protection (DEP) on December 7, 2020, for demolition and construction activities related to the Catherine and Isiah Leggett Math and Science Building Project.

We have completed our review of the plan and found it to be sufficient and approve this plan with the following terms and conditions:

1. This approval is specific to demolition activities noted as Phase 1 that are required to raze the following structures and amenities: Science South Building, Falcon Hall Athletic Facility, Tennis Courts and Parking Lot E1.
2. The 85 A-Weighted decibel (dBA) limit only applies from 7:00 a.m. until 5:00 p.m., Monday through Friday for the activities specified in item 1 above. At all other times, including weekday Federal holidays, the maximum noise levels must comply with the noise limits as specified in Section 31B-6 of the Montgomery County Code.
3. All machinery belonging to D&H Demolition, LLC utilized at this job site shall be outfitted with OSHA approved white noise back-up alarms.
4. Upon completion of internal demolition, controlled perimeter demolition operations will be phased and done in a manner that leaves the Falcon Hall swimming pool area structure standing as long as practicable to minimize noise to nearby sensitive receptors.
5. Select equipment for low noise emission design. It is recommended that rental equipment, and equipment and trucks belonging to sub-contractors utilized at this job site shall be outfitted with OSHA approved white noise back-up alarms.
6. It is recommended all hoe ramming with machine mounted hydraulic rock breakers be conducted from below grade locations when possible. Noise mitigation measures such as wrapping hammer attachments with acoustical insulation and noise barriers shall be installed as needed.
7. The physical breaking of welds must be accomplished by non-impact methods only.
8. Barton Mallow and Montgomery College will communicate frequently with the nearby residential community through the email distribution list, at a minimum of once per week, so residents are aware of the work schedule and expected nature and timing of demolition activities.

9. Avoid unnecessary backing of equipment and trucks with tonal back-up alarms. Configure the site to maximize forward movement. Consider using lawful alternatives to factory pre-set backup alarms, such as flag persons or white noise backup alarms.
10. Slamming of tailgates and the intentional dropping of materials into empty trucks are prohibited. Advise all onsite staff, including delivery and dump truck drivers of noise mitigation procedures prior to work.
11. Steps must be taken to minimize metal banging noise when loading scrap steel and demolition debris into metal containers for export off site. This can be accomplished by loading a layer of smaller debris in the metal containers to cushion impact prior to loading larger pieces of steel and debris.
12. Hauling trucks and equipment shall be operated at the minimum power level necessary to complete the task in a safe manner.
13. Noise mitigation barriers should be erected around loud pieces of stationary machinery (e.g., generators, concrete pumps, etc.) and at the site perimeter where practicable.
14. Avoid prolonged idling of equipment. If equipment is not utilized for long periods, operator should shut off equipment to reduce idling noise.
15. Where possible, schedule the more noise intensive activities for less intrusive times, such as mid-morning to mid-afternoon.
16. Construction equipment shall be equipped with well-maintained and effective mufflers and moving parts shall be well lubricated to avoid unnecessary noise from squeaking parts. Equipment access doors and hatches should remain closed when the units are in operation and all equipment should be operated at the minimum level necessary to get the job done. Minimize banging, clattering, buzzing and other annoying types of noises.
17. Where possible, use the local power grid to reduce the use of generators and internal combustion powered tools.
18. Noise levels will be monitored on a regular basis with the decibel levels and locations of the monitoring sites kept in a log on site, which shall be available for inspection and review upon request.
19. You must maintain a log on site containing detailed information concerning any complaints received regarding noise from this project.
20. DEP may suspend, modify, or revoke this approval for any violation of the terms and conditions of the Noise Suppression Plan.
21. A copy of this approval and the Noise Suppression Plan must be available at the construction site.

If you have any questions regarding this matter, please contact Steve Martin at 240-777-7746 or by email at [steve.martin@montgomerycountymd.gov](mailto:steve.martin@montgomerycountymd.gov).

Sincerely,



Stan Edwards, Chief  
Energy, Climate and Compliance Division

Cc: Suzanne Ludlow, City Manager, City of Takoma Park  
Peter Kovar, Councilmember, City of Takoma Park  
Kate Stewart, Mayor, City of Takoma Park  
Antonio DeVaul, Chief, Takoma Park Police Department  
Ian Chamberlain, Construction Manager, City of Takoma Park  
Adam Ortiz, Director, MC DEP  
Reemberto Rodriguez, Silver Spring Regional Services Center  
MC Police, 3<sup>rd</sup> District Station